

Qualifications of K. Sean Cooney, MAI

Educational Background Received Bachelor of Business Administration degree in 1983 from the University of Notre Dame, Notre Dame, Indiana.

In addition to successfully completing all educational and experience requirements for MAI membership, numerous real estate appraisal seminars and courses have been attended.

Memberships Admitted to MAI membership in the Appraisal Institute on April 10, 1991. MAI Member Number 8832.

2004. President of the Metro New Jersey Chapter of the Appraisal Institute.

2002-2004- Chapter Representative for Region VI.

1994-Present Member of the Board of Directors of the Metro New Jersey Chapter of the Appraisal Institute.

1995 Committee Chairman - Metro New Jersey Chapter of the Appraisal Institute.

1992 & 1993 Chairman of the Metro New Jersey Chapter's Candidate Guidance Committee of the Appraisal Institute.

Member of the Board of Directors of the 1991 New Jersey Chapter of the Appraisal Institute as a candidate liaison.

State Certified General Real Estate Appraiser (SCGREA) - (42RG00024300), New Jersey.

Certified Tax Assessor (C.T.A.)

County, State and National Association of Realtors; Licensed real estate salesperson.

Authorship Author of *The Proper Treatment of Leasing Commissions and Tenant Improvements*. Article

published in *The Appraisal Journal* in October, 1998.

Author of *Adjusting Overall Cap Rates And Gross Income Multipliers*. Article published in *The Appraisal Journal* in October, 1993.

Experience

Active in appraisal and real estate consultation since 1983 throughout northern New Jersey. President in the firm of Cooney Bovasso Realty Advisors, Inc., located at 100 Plaza Center in Secaucus, New Jersey. Formerly an associate in the firm of Love, Wanser & Cooney Co., Inc., of Jersey City, New Jersey from 1986 to 1992 specializing primarily in the appraisal of a variety of property types throughout northeastern New Jersey with particular emphasis on Hudson County. Formerly employed by two Hackensack based commercial appraisal firms from 1983 through 1985. Assignments included a broad variety of commercial valuation assignments throughout New Jersey.

Appraisal practice concentration includes industrial, office, retail, multi-family, mixed use, and special purpose properties. Assignments have involved valuations for mortgage, acquisition, condemnation, inheritance and property tax purposes. Extensive litigation experience including testimony before the Superior Court of New Jersey, the Tax Court of New Jersey, several County Boards of Taxation and Boards of Adjustments.